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**Z-2471**  
**RICHARD KETTERER**  
**R1 to GB**

**STAFF REPORT**  
**October 13, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, with consent from the property owner, is requesting rezoning of one lot located on the east side of Creasy Lane, two lots south of St. Francis Way, more specifically 1803 S. Creasy Lane, Tippecanoe County, Fairfield 35 (SE) 23-4. No change of use is proposed for this single-family home.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site is currently zoned R1, Single-family Residential; it is one of two properties that remains residentially zoned along this stretch of Creasy Lane. In the past few years many of the residential lots aligning Creasy Lane have been rezoned to General Business (GB) or Medical Related (MR) (Z-2425, Z-2421, Z-2346, Z-2149, and Z-1383). R3 zoning is located to the east, GB zoning is located west across Creasy Lane and immediately south; MR is adjacent to the north associated with the hospital.

**AREA LAND USE PATTERNS:**

This lot, like the two properties to the south, is currently occupied by a single-family residence. Further south are car lots and a gas station/convenience store. Apartments are located east, a retirement home is to the northwest, and the new St. Elizabeth East Hospital is located farther north.

**TRAFFIC AND TRANSPORTATION:**

Creasy Lane and SR 38 are both classified as primary arterials in the *Thoroughfare Plan*. Traffic counts taken in 2007 indicate that 23,362 cars pass this site daily. Although this property is not in the city, (The city limits zigzag between several of the lots facing Creasy.) the Lafayette City Engineer's Office will be responsible for issuing a commercial drive permit if this land is rezoned and redeveloped. All parking areas and driveways in the GB zone must be paved. There is also a 5' no-parking setback from all property lines.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site. Prior to the issuance of an Improvement Location Permit, a storm drainage plan will need to be approved by the City Engineer's Office and possibly the County Surveyor's Office.

A 'Type C' bufferyard is required between property undergoing new development or redevelopment in the GB zone and property zoned residentially. In this case, buffering

would be required along the east property line. A “Type C” bufferyard consists of 4 standard plant units per 150 linear feet with a width of 20’.

**STAFF COMMENTS:**

Including the subject property, only two lots of R1-zoned property remain from the original R1 zoning that lined this part of Creasy Lane. The trend of commercial rezoning and redevelopment on and around these properties indicates that single-family homes fronting on this highly travelled arterial are no longer desirable.

Staff has recommended in favor of commercial zoning along this corridor based on ***The Amendment to the Adopted Land Use Plan Regarding the Expanded Fuji-Isuzu Development Area***. Creasy Lane is a 4-lane arterial that connects with Brady Lane and Twyckenham Boulevard forming a partial ring road around the eastern and southern portions of the city.

With steady development in the area, (especially the St. Elizabeth East Hospital and Creasy Springs retirement community to the northwest) increasing vehicular traffic and proximity to other GB-zoned land, this property and other homes along this stretch of Creasy Lane no longer have a long-range residential future.

**STAFF RECOMMENDATION:**

Approval